

MEET AND CONFER AGENDA

MEETING DATE: Tuesday, May 22, 2018
TIME: 9:00 A.M.
LOCATION: City of Cincinnati, 805 Central Avenue, 7th Floor
MEETING FACILITATOR: Nyemah Stark, Senior Community Development Analyst

ITEM **Evanston HURC Project**
 Developer: Homesteading and Urban Redevelopment Corp.
 Developer Main Contact: Deborah Robb – Greater Cincinnati Redevelopment Authority
 DRobb@cincinnatiport.org
 513-632-3834

Project City Analyst: Gary Boeres
 513-352-6138

Project Location(s): 1640, 1650, 1654 Jonathan, 3212, 3221 Wold, 3476 Woodburn
 Parcel ID#: 058-0006-0021-00; 058-0006-0016-00; 058-0006-0014-00; 054-0002-0134-00;
 054-0001-0107-00; 058-0005-0002-00

Description: Project consists of the complete renovation of 6 homes in the Evanston community of Cincinnati, Hamilton County, Ohio. Each home is a gut rehab with new flooring, kitchen and kitchen appliances, paint, roof / roof repairs, HVAC, and electrical

Total Project Cost: \$912,702
 City Involvement: \$300,000
 City Funding Source: City Capital Funds
 Section 3: NO
 Subcontracting Goal: MBE/WBE/SBE
 Wage Determination: NO
 Wage Enforcement: YES

Pre-Bid Meeting: 5/24/2018 8:30 a.m.
 1654 Jonathan Ave., Cincinnati, OH 45237

Bid Acceptance Date: 06/01/2018
 Bid Closing Date: 06/07/2018

Bid Packets Opening Date: 06/08/2018 (PUBLIC BID OPENING IS REQUIRED.)

Project Anticipated Start Date: 6/13/2018
 Project Anticipated End Date: 12/1/2019

Work to be bid (mark with an “x”):

General Contractor		HVAC	x	Siding	x	Elevator	
Surveying		Dry Wall	x	Inter. Painting	x	Landscape	
Demo		Metals		Exter.. Painting	x	Security	
Abatement/Environ		Doors		Driveway/Sidewalk	x	Extermination	
Site Work		Ceiling		Masonry	x	Clean-up	x
Framing - Rough		Windows	x	Foundation	x	Other (list below)	
Framing - Finish		Insulation	x	Concrete	x		
Electric	x	Flooring	x	Fire Suppression			
Plumbing	x	Roofing	x	Specialties			

Additional opportunities to bid may be available on the City’s Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

More details of layout of renovation will be explained in meeting

ITEM

Developer:
Developer Main Contact:

Commons of South Cumminsville

National Church Residences
Amy Rosenthal & Kelley Caruso
arosenthal@nationalchurchresidences.org
kcaruso@nationalchurchresidences.org

Project City Analyst:

Anthony V. Cadle | Senior Development Analyst
513.352.6118 | Anthony.cadle@cincinnati-oh.gov

Project Location(s):
Parcel ID#:

Herron Avenue, Cincinnati, OH 45223 | South Cumminsville
0192-0065-0096, 0192-0065-0097, 0192-0065-0098, 0192-0065-0099, 0192-0065-0100,
0192-0065-0107, 0192-0065-0108, 0192-0065-0109, 0192-0065-0110, 0192-0065-0111,
0192-0065-0112, 0192-0065-0113, 0192-0065-0114, 0192-0065-0115, 0192-0065-0116,
0192-0065-0117, 0192-0065-0121, 0192-0065-0131

Description:

CSC is a Permanent Supportive Housing project consisting of new construction of 80 one-bedroom residential units on 4.2 acres of vacant land located at Herron Avenue. The primary target for the project is homeless individuals.

Total Project Cost:
City Involvement:
City Funding Source:
Section 3:
Subcontracting Goal:
Wage Determination:
Wage Enforcement:

\$16,105,100
\$800,000
Federal HOME
YES
MBE 16% | WBE 6% | SBE 8
NO
YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting:

1:00 PM Wednesday, May 23, 2018
Model's Office 1826 Race Street, Cincinnati, Ohio 45202

Bid Acceptance Date:
Bid Closing Date:

Monday, June 4, 2018
Friday, June 8, 2018
Model's Office 1826 Race Street, Cincinnati, Ohio 45202

Bid Packets Opening Date:

Friday, June 8, 2018

Project Anticipated Start Date:
Project Anticipated End Date:

August 13, 2018
December 31, 2019

Work to be bid (mark with an "x"):

General Contractor		HVAC	X	Siding	X	Elevator	x
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	x
Demo		Metals	X	Exterior Painting	X	Security	x
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work	x	Ceiling	X	Masonry	X	Clean-up	X
Framing - Rough	X	Windows	X	Foundation	X	Final Cleaning	X
Framing - Finish	X	Insulation	X	Concrete	X	Retaining Walls	X
Electric	X	Flooring	X	Fire Suppression	X	Misc. Steel	X
Plumbing	X	Roofing	X	Specialties	x		

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INCLUDE AS ATTACHMENT: PLANS WILL BE IN MEETING

ITEM

Developer:
Developer Main Contact:

Madison Villa

Episcopal Retirement Services Affordable Living LLC
Janet Westrich – Episcopal Retirement Services Affordable Living LLC
513-979-2240 / jwestrich@erslife.org

Project City Analyst:

T. Daniel Kalubi, Development Officer 4
t.daniel.kalubi@cincinnati-oh.gov

Project Location(s):

5615 Madison Road, Cincinnati OH 45227, Madisonville

Parcel ID#:

036-0002-0001-00

Description:

Low-Income Housing Tax Credit redevelopment of 3 existing buildings. Project includes 93 rental units. Primary exterior material to remain brick, each building will undergo roof replacement, door replacement, and window replacement in addition to updating of all interior fixtures.

Total Project Cost:

\$12,759,699

City Involvement:

\$500,000.00

City Funding Source:

HOME

Section 3:

Yes

Subcontracting Goal:

12% MBE & 8% WBE

Wage Determination:

Does Not Apply

Wage Enforcement:

Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting:

5/29/2018 @ 10 AM & 6/6/2018, 1 PM at 5615 Madison Rd, Cincinnati, OH 45227Bid

Acceptance Date:

Monday, June 18, 2018

Bid Closing Date:

Tuesday, June 19, 2018

Bid Packets Opening Date:

Tuesday, June 19, 2018

Project Anticipated Start Date:

9/1/2018

Project Anticipated End Date:

3/1/2020

Work to be bid (mark with an "x"):

General Contractor		HVAC	X	Siding		Elevator	X
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo	X	Metals	X	Exter. Painting	X	Security	
Abatement/Environ	X	Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work	X	Ceiling	X	Masonry	X	Clean-up	
Framing - Rough	X	Windows	X	Foundation	X	Other (list below)	
Framing - Finish		Insulation	X	Concrete	X		
Electric	X	Flooring	X	Fire Suppression	X		
Plumbing	X	Roofing		Specialties	X		

Additional opportunities to bid may be available on the City's Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: Plans can be accessed at <https://planroom.modelgroup.net/>

Please see attached wage determination form from the City of Cincinnati Economic Inclusion Department.

ITEM

Developer:
Developer Main Contact:

611 Main Street Redevelopment

Santana Properties, LLC
Josh Wamsley, Santana Properties, LLC
(513) 432-3936 / wamsleyjosh@yahoo.com

Project City Analyst:

John Sadosky, john.sadosky@cincinnati-oh.gov, 513-352-6125

Project Location(s):

611 Main Street, Downtown

Parcel ID#:

078-0001-0063-00

Description:

2,600 SF renovation of first floor commercial space for restaurant end user

Total Project Cost:

\$350,000

City Involvement:

CRA Tax Abatement

City Funding Source:

No direct funding (CRA tax abatement)

Section 3:

No

Subcontracting Goal:

SBE

Wage Determination:

No

Wage Enforcement:

YES (if City benefit exceeds \$25K, wage enforcement applies)

Pre-Bid Meeting:

May 29, 2018 10AM
611 Main St., Cincinnati, OH 45202

Bid Acceptance Date:

June 15, 2018 10AM

Bid Closing Date:

June 22, 2018 10AM
6216 Madison Rd., Cincinnati, OH 45227

Bid Packets Opening Date:

June 28, 2018
6216 Madison Rd., Cincinnati, OH 45227

Project Anticipated Start Date:

June 30, 2018

Project Anticipated End Date:

September 30, 2018

Work to be bid (mark with an "x"):

General Contractor	X	HVAC		Siding		Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	
Demo		Metals		Exter. Painting		Security	
Abatement/Environ		Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry		Clean-up	
Framing - Rough		Windows		Foundation		Other (list below)	
Framing - Finish		Insulation		Concrete			
Electric		Flooring		Fire Suppression			
Plumbing		Roofing		Specialties			

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INCLUDE AS ATTACHMENT:

PLANS WILL BE IN MEETING

ITEM

Climb Time Gym

Developer: Cincinnati Commercial Contractors (CCC)
Developer Main Contact: Josh Morris, CCC
513-561-6633 x 121, jmorris@cincigroup.com

Project City Analyst: Kathleen Colley, Development Officer
513-352-4638, kathleen.colley@cincinnati-oh.gov

Project Location(s): 4460 Orkney Avenue, Oakley
Parcel ID#: 051-0002-0263
Description: Site development and construction of a new +/- 11,000sf indoor rock climbing gym.

Total Project Cost: \$1,490,270
City Involvement: CRA – (\$0 in direct funding)
City Funding Source: CRA abatement
Section 3: NO
Subcontracting Goal: 30% SBE
Wage Determination: NO
Wage Enforcement: YES

Pre-Bid Meeting: None – contact main contact above with questions about site
Bid Acceptance Date: 6/5/2018
Bid Closing Date: 6/6/2018
Email bids to Josh Morris
Bid Packets Opening Date: 6/6/2018
Cincinnati Commercial Contractors – Private opening

Project Anticipated Start Date: October 2018
Project Anticipated End Date: February 2019

Work to be bid (mark with an "x"):

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	X
Demo	X	Metals	X	Exter. Painting		Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk	X	Extermination	
Site Work	X	Ceiling	X	Masonry		Clean-up	
Framing - Rough		Windows	X	Foundation	X	Other (list below)	
Framing - Finish		Insulation	X	Concrete	X	PEMB Erection	X
Electric	X	Flooring	X	Fire Suppression			
Plumbing	X	Roofing	X	Specialties	X		

Additional opportunities to bid may be available on the City's Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: PLANS TO BE PROVIDED IN MEETING

ITEM

Developer:
Developer Main Contact:

The Red Apartments

Circle Development of Cincinnati
Alex Tarvin – Turnbull-Wahlert Construction, Inc.
atarvin@turnpop.com, 513-731-7300

Project City Analyst:

Kathleen Colley
Kathleen.colley@cincinnati-oh.gov, 513-352-4638

Project Location(s):
Parcel ID#:

5210 Herringbone Drive, Madisonville
051-0008-0014

Description:

Construction of a 348, 4-story, post-tension concrete parking garage. See attached scopes of work for additional information.

Total Project Cost:
City Involvement:
City Funding Source:
Section 3:
Subcontracting Goal:
Wage Determination:
Wage Enforcement:

\$53.4 M (overall, including residential construction which will be a later bid package)
LEED- CRA (no direct funding)
N/A
NO
30% SBE (if MBE or WBE don't apply then SBE will apply)
NO
YES

Pre-Bid Meeting:

No formal pre-bid meeting date is established for this project. Site access, if requested, should be coordinated with the main contact listed above.

Bid Acceptance Date:

We will accept bids up to the bid closing date.

Bid Closing Date:

June 12th, 2018
Bids may be emailed to atarvin@turnpop.com. Bids may also be hand delivered to 5333 Fair Lane, Cincinnati, OH 45227. Attn Alex Tarvin.

Bid Packets Opening Date:

Bids will be opened and reviewed privately by the construction manager immediately following bid closing.

Project Anticipated Start Date:
Project Anticipated End Date:

June 2018
December 2018

Work to be bid (mark with an "x"):

General Contractor		HVAC	X	Siding	X	Elevator	
Surveying		Dry Wall		Inter. Painting		Landscape	X
Demo		Metals	X	Exter. Painting	X	Security	
Abatement/Environ		Doors	X	Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	X	Clean-up	
Framing - Rough		Windows		Foundation	X	Other (list below)	
Framing - Finish		Insulation		Concrete	X		
Electric	X	Flooring		Fire Suppression	X		
Plumbing	X	Roofing	X	Specialties	X		

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INCLUDE AS ATTACHMENT:

<https://turnpop.sharefile.com/d-s7a556b842d444298>